157.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,002,900	/	1,002,900
USE VALUE:	1,002,900	/	1,002,900
ASSESSED:	1,002,900	/	1,002,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESCE JESSICA R &
Owner 2:	ULLUCCI DANIEL C
Owner 3:	
Street 1:	91 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Clapboard Exterior and 2608 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	582,900		420,000	1,002,900
Total Card	0.138	582,900		420,000	1,002,900
Total Parcel	0.138	582,900		420,000	1,002,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.55 | /Parcel: 384.55

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
104238			10/15/08

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0002.0

!12265!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	582,900	0	6,000.	420,000	1,002,900		Year end	12/23/2021
2021	101	FV	566,800	0	6,000.	420,000	986,800		Year End Roll	12/10/2020
2020	101	FV	566,700	0	6,000.	420,000	986,700	986,700	Year End Roll	12/18/2019
2019	101	FV	435,000	0	6,000.	420,000	855,000	855,000	Year End Roll	1/3/2019
2018	101	FV	435,000	0	6,000.	354,000	789,000	789,000	Year End Roll	12/20/2017
2017	101	FV	435,000	0	6,000.	324,000	759,000	759,000	Year End Roll	1/3/2017
2016	101	FV	427,600	0	6,000.	276,000	703,600	703,600	Year End	1/4/2016
2015	101	FV	173,000	0	6,000.	240,000	413,000	413,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:15:32

LAST REV

Date	Time
10/19/16	09:09:23
ekelly	

USER DEFINED

Prior Id # 1:	104238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12265

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	65451-218		5/29/2015		874,500	No	No		
KIDWELL PETER T	64145-69		8/27/2014	Change>Sale	525,000	No	No		
	10767-378		3/6/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2014	1502	Heat App	12,000					Install new hydro
9/16/2014	1197	Addition	147,000		9/16/2014			Adding one floor a
6/17/2008	668	Manual	11,150	C		G10	GR FY10	14 x 23`6 deck
7/15/2002	602	Alterati	61,600	C		G4	GR FY04	REMODEL KITCHEN-EN

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	Sales Review	PT	Paul T
6/8/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
10/15/2008	Meas/Inspect	197	PATRIOT
11/29/1999	Meas/Inspect	268	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12727273
Const Adj.:	1.00999999
Adj $ / SQ:	148.011
Other Features:	145415
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	585264
Depreciation:	2341
Depreciated Total:	582923

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

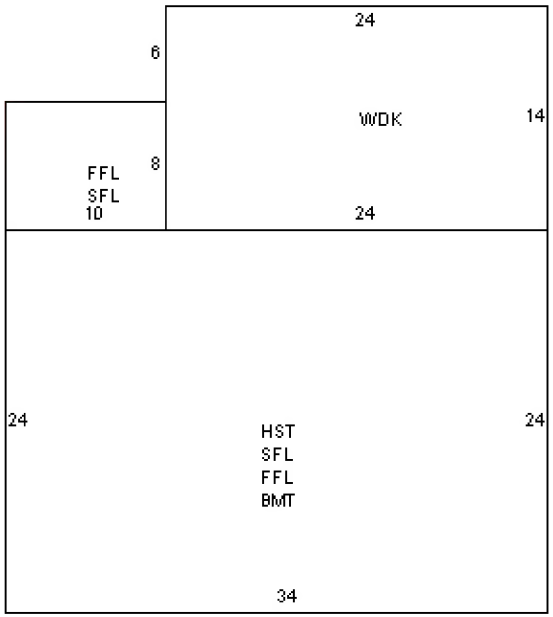
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.81
Special Features:	0	Val/Su Net:	173.90
Final Total:	582900	Val/Su SzAd	264.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	148.010	132,618
SFL	Second Floor	896	148.010	132,618
BMT	Basement	816	71.050	57,973
HST	Half Story	408	148.010	60,388
WDK	Deck	336	9.070	3,046

Net Sketched Area:	3,352			Total:	386,643
Size Ad	2200	Gross Area	3760	FinArea	2608

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	